

Neighborhood Initiative Program REQUEST FOR PROPOSALS

APPLICATION FOR THE NEIGHBORHOOD INITIATIVE PROGRAM

APPLICANT INFORMATION FORM

Lead Entity Name: Morrow County Land Reutilization Corporation
Lead Entity Address: 80 North Walnut Street, Suite B
Lead Entity Phone Number: 419-947-7535
Primary Point of Contact ("POC"): Shane Farnsworth
POC Address: 80 North Walnut Street, Suite B
POC Phone Number: 419-974-7535
POC Email Address: sfarnsworth@morrowcountyohio.gov
POC Facsimile Number: 419-947-7686

ASSOCIATED ENTITY FOR NON-LAND BANK APPLICANTS

- ☒ The Applicant is a Land Bank as defined by the RFP.
☐ The Applicant is a not Land Bank as defined by the RFP (*complete below*).

Affiliated Land Bank Name: _____
Land Bank Address: _____
Land Bank Phone Number: _____
Land Bank Primary Point of Contact ("POC"): _____
Land Bank POC Phone Number: _____
Land Bank POC Email Address: _____
Land Bank POC Facsimile Number: _____

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LEAD ENTITY AUTHORIZATION & CERTIFICATION

I understand that by signing this application, I grant the Ohio Housing Finance Agency or its authorized agents access to any records needed for verification and evaluation of the information provided in this application. I understand that completion of the application does not guarantee that I will receive assistance.

I certify that the information I have provided in this application is, to the best of my knowledge, a true and accurate and complete disclosure of the requested information. I certify I read the Request for Proposals and, to the best of my knowledge, this application is complete. I understand that I may be held civilly and criminally liable under Federal and State law for knowingly making false or fraudulent statements.

Morrow County Land Reutilization Corporation

Applicant Name

Signature
Chair

Title

Dennis Leader

Name (printed)

9/2/2016

Date

LAND BANK AUTHORIZATION & CERTIFICATION FOR NON-LAND BANK APPLICANTS

I certify that our organization is a "County Land Reutilization Corporation" as defined in Ohio Revised Code Chapter 1724 and we have signed a cooperative agreement with the above Applicant. I further certify that the information provided in this application is, to the best of my knowledge, true, accurate and complete.

Land Bank Name

Signature

Title

Name (printed)

Date

Dennis Leader
5805 CR 59
Mount Gilead, Oh 43338

Public Service

Morrow County Commissioner Jan 2016-present
Mid Ohio ESC Board of Governors, Chairman 2008-2016
Tri-Rivers Career Center, Board Member 2008-2016
Pioneer Career and Technology Center, Board Member 2008-2016
Morrow County Hospital, Chairman 2007-2016

Professional Experience

Financial Advisor
Leader Financial Group LLC, Principal
Finra Licensed #6,7,24,26, 63
Insurance Licenses; Life, Accident and Health, Property & Casualty,
Crop
Chartered Financial Consultant
Certified Life Underwriter
Registered Employee Benefit Counselor
Registered Health Underwriter
Whetstone Landowner Assn, President

Real Estate Experience

Owner of 600 acres, 4 houses, Myrtle Beach Condo and Candlewood
Lake lot

Education

Ohio State University, the Max Fischer School of
Business, Bachelor degree in Business Administration, major in
Risk Management and Insurance

Member

Pleasant Grove Church of Christ
Morrow County Chamber of Commerce
Morrow County Republican Century Club
Farm Bureau

Thomas G. Griffith
419-949-2949

321 Northfield Drive • Mt. Gilead, Ohio 43338
tom.griffith@morrowcountyohio.gov

Dedicated and autonomous professional with extensive knowledge of establishment of collaborative relationships required to achieve his objectives. Committed to taking initiative in seeking win-win solutions to conflict. Versatile leader and team player with a proven record of success completing projects on time and under budget. Works closely with management, community members and customers.

Project Management Highlights:

- Integral member of team leading Consolidated Electric Cooperative to be first Ohio recipient named to receive a portion of available \$7 billion set aside by federal government from American Recovery and Reinvestment Act (ARRA) to enhance broadband infrastructure nationwide. One of only three recipients featured in White House press release.
- Worked with community and business leaders to generate interest in telecommunications initiatives driving economic development and improving quality of service in underserved rural communities within Consolidated Electric Cooperative and Bright Choice Inc service territories covering eight counties.
- Provided senior management of group managing over \$300M in assets.
- Facilitated communications between parties towards successful launch of Marion Wireless Project providing wireless services to residents of Marion, Crawford and Morrow counties.

Accomplishments:
RESEARCH

- Investigated and analyzed potential telecommunications builds and service opportunities.
- Solicited quotes on equipment and services to assist with project planning and determine project feasibility.
- Researched, recommended and applied for funding through various private and governmental agencies for projects in accordance with service provision of Consolidated Electric Cooperative and Bright Choice Inc.
- Evaluated legalities related to property acquisition and determined project requirements to ensure successful completion of substation expansion.

COMMUNICATIONS

- Maintained focus on reaching out to community leaders and peers to garner support for telecommunication initiatives.
- Initiated contacts gaining community support and involvement in special projects particularly focusing on relationship development with county officials, local employers and community organizations.
- Facilitated contract negotiations, easements, purchase of real estate and other assets.

Professional Experience:

Morrow County *Mt. Gilead, OH*
County Treasurer *2015 to Present*

Consolidated Electric Cooperative, Inc. *Mt. Gilead, OH*
Special Projects Coordinator *2010 to 2014*
Technology Analyst, Bright Choice, Inc. *2007 to 2010*

Merrill Lynch *Mansfield, OH*
Vice President Certified Financial Manager

Sprint Telephone Company *Mansfield, OH*
Financial Analyst

Battelle Memorial Institute *Columbus, OH*
Environmental Scientist

Education:

Miami University *Oxford, OH*
Master of Science

The Ohio State University *Columbus, OH*
Bachelor of Science

Certifications:

- Certified Financial Manager
- Series 7, Series 65, Series 66 Securities Licenses

Resume

Tom Whiston

Morrow County Commissioner

Chairman DKMM Solid Waste Board

Past President of The Ohio Pharmacist's Association

Past member of Heartland of Ohio Girl Scout Board

Mayor Mt. Gilead 1997 to 2007

Mt. Gilead village council 1982 to 1997

Past President Mt. Gilead village council

President of Whiston Pharmacy/RadioShack

32 second degree Mason

Master Mason

Past President of Ohio State University College of Pharmacy Alumni 2001-2003

Receipient Josephine s. Failer Alumni Award 1991

Past Trustee Ohio Pharmacist's Association

Past Trustee Ohio Municipal League

Current member Trinity United Methodist Church

Trinity United Methodist Church Finance Committee

Member Morrow County Republican Central Committee

Past Chairman Morrow County Republican Finance Committee

Member Morrow County Chamber of Commerce

Member Mt. Gilead Athletic Boosters

Member Morrow County Farm Bureau

Member Ohio Pharmacists Association

Member National Community Pharmacists Association

Past Chairman Ohio Pharmacists Legislative Committee

Graduate of Ohio State University College of Pharmacy

Graduate of Mt. Gilead High School

President of Whiston Foundation

First recipient of Good Government Award by OPA

Past Trustee of OPA 1994-98

Member of The Ohio State University Presidents Club

Member of The Rightmire Society of the Ohio State University

Stephen D. Keen
9754 Ketterman Dr
Galion, OH 44833
419-566-8799

CAREER GOALS

An upper-level position in banking/finance that will further enhance more experience and knowledge as I progress in my career path.

WORK EXPERIENCE

May 2002 to
Present

First Federal Bank of Ohio
Assistant Vice President/Branch Coordinator
70 N Main St
Mt Gilead, OH 43338

Responsibilities: Duties performed are to oversee the operation, retain customers, develop new business, and manage the branch portfolio. Accountable for maintaining branch performance by establishing & maintaining a market presence, maximizing all sales and loan opportunities. Responsible for reducing controllable expenses, planning strategies to develop new sources of business, selling loans and insurance products, and making sound credit decisions. Currently manage Mt Gilead and Cardington Branches for First Federal Bank of Ohio which includes 12 employees and responsible for managing personnel, training, managing performance of the branch staff, workload management, and developing and setting goals for the branch. Currently maintain the 2 offices which operate with \$93 million in assets and continue to find opportunities to maintain and increase current assets. As Branch Coordinator, I have trained incoming managers for offices in our company to maximize performance for First Federal Bank of Ohio.

ACHIEVEMENTS: In the past twelve years, our locations in Morrow County have increased \$39 million in deposit / loan balances and have continued to establish relationships within the community as well as obtaining new clients from referrals.

August 1996 to
May 2002

CitiFinancial, Inc
Branch Manager
Regional Training Manager
1546 W Michigan St
Sidney, OH 45365

Responsibilities: Duties performed are to develop and coach branch team to provide the necessary services to customers, develop new business with realtors, referrals, and up-selling/cross-selling new and existing clients. Responsible for training employees in overall product knowledge to enable them to provide the clients with the best products and services available. Along with training my staff, I was given the opportunity to be a training branch for new employees to learn the core business aspects before going to their home branch.

ACHIEVEMENTS: In 2001, received Office of the Year for the District (7 Branches) and Office of the Year for the Region (54 Branches). In 2000, received highest percentage of current customer renewal loan production each month in the Region, which included the states of Ohio, Kentucky, Michigan, and Indiana. Named employee of the month for the district (out of 14 branches) 7 times and was rewarded Employee of the Year in 1999.

Stephen D. Keen
9754 Ketterman Dr
Galion, OH 44833
419-566-8799

EDUCATION

Have received an Associate Degree in Business Management at Marion Technical College. Grade-Point average at graduation was 3.0 (on a 4.0 scale). Received High School diploma at Northmor High School by graduating 16th of 69 students.

**COMMUNICATION
SKILLS**

Developed effective communication skills by working with the public on a daily basis, while analyzing their needs or problems and finding the best solutions to benefit them.

Developed strong leadership skills, through several years of managing, leading, and training employees to perform at their top level of production. I am also involved in several Financial Literacy programs in the Morrow County area teaching finances and economics in several different local schools.

Current Treasurer of Morrow County United Way Board, Chairman of Morrow County DD, Past President of Morrow County Kiwanis and current Treasurer, YMCA Advisory Board, Morrow County Revolving Loan Board, Past Master and current Secretary of Masonic Lodge in Mt Gilead, Past Chairman and current board member of the Marion OSU Board of Trustees, Board member of Morrow County Economic Development Fund, and active member in the Morrow County Chamber.

**COMPUTER
SKILLS**

Developed knowledge in the computer field by taking several computer courses on Excel, Word Perfect, Dbase, Windows, and Dos. Have written several extensive programs for daily and monthly loan tracking for my branch and for First Federal Bank of Ohio.

REFERENCES

AVAILABLE UPON REQUEST

Shane W. Farnsworth

85 East Weisheimer Road Columbus, Ohio 43214
Mobile: (740) 215-2548 / E-mail: swf_gov@yahoo.com

EMPLOYMENT

Morrow County, Ohio

January 2016 – Present

Development Director

Primary point of contact for companies locating or expanding in Morrow County. Administers all Business Recruitment, Retention, Community Development and Planning & Zoning activities for County.

Additional responsibilities:

- County Revolving Loan Fund Administrator,
- Morrow County Land Bank Administrator,
- Developed and Administering the County's business attraction program,
- Community Development Block Grant Administrator
- Community Housing Impact and Preservation Program Administrator
- Fair Housing Administrator
- Developed and manage Economic Development Agreements with multiple agencies and companies,
- Assisted local businesses with specific economic development needs,
- Consulting entrepreneurs through their development processes.

Lee County, Florida

October 2014 – January 2016

Business Development Manager

Primary point of contact for companies locating or expanding in Lee County. Managing the Business Recruitment, Marketing and Communication, Horizon Foundation and Council, Small Business Development and customer relationship management. Project manager on that have brought over \$250 million in new investment and over 400 new jobs to Lee County since October, 2014. Leading a strong team of economic development professionals in one of the fastest growing regions in Florida.

Additional responsibilities:

- Identify and establish business relationship for recruitment as well as business to business connections,
- Manages and maintains current investors for the Horizon Foundation (501 (c) (3))
- Identifies and establishes relationships with prospective investors,
- Administers the Customer Relationship Management database,
- Developed and Administering the County's international business attraction program,
- Created the Lee Entrepreneurial Assistance Resource Network *LEARN*,
- Developed and manage Economic Development Agreements with multiple agencies and companies,
- Establishing a robust business to academic network,
- Assisted local businesses with specific economic development needs,
- Consulting entrepreneurs through their development processes.

City of Columbus, Ohio

October 2012 – September 2013

Economic Development Administrator

Led the economic development division in the 14th largest City in the United States. Achieved the fastest growing county in Ohio designation in 2013, attracted fortune five hundred companies, developed a comprehensive small business portfolio to make Columbus a place to attract talent, managed complex multi-million dollar projects, and met tight deadlines. Experienced in local and state tax incentives, local, state and federal financial programs, development agreement formation and management and assisting one person businesses to fortune five-hundred companies. Direct experience in developing an organization's identity, budget, marketing and promotion plans. Contact relationship management for international and domestic attraction opportunities; administrate business retention and expansion programs.

Additional responsibilities:

- Administrate the City's business attraction efforts and tax incentive programs (over 200 active agreements),
- Administration of City's Enterprise Zone, Income Tax Incentives, and Economic Development Agreements and negotiated all abatement agreements and contracts,
- Developed and administrated the City's international business attraction program,
- Developed a comprehensive small business develop program for the City (\$2 million program),
- Developed and managed Economic Development Agreements with multiple agencies and companies,
- Managed the City's Business Incubator/Accelerator program,
- Managed the City's Brownfield Redevelopment Program,
- Managed the City's Capital Infrastructure Renewal Fund (\$50 million program),
- Approved all marketing materials for Economic Development Division,
- City's representative on Westside Community Fund (\$5 million partnership with Hollywood Casino),
- Assisted local businesses with specific economic development needs,
- Coordinated workforce needs between businesses and local colleges and universities.

Fairfield County Commissioners, Lancaster, Ohio

January 2010 – September 2012

Economic Development Director

Served as the primary point of contact for businesses seeking to locate in the county, worked with existing businesses to retain their investment as well as be the government project manager on expansion projects. Served as the Commissioners' representative on all development issues. Responsible for negotiating economic development incentives and agreements for county. Managed the daily operations of the Fairfield 33 Development Alliance, a locally created 501(c)(3) organization specifically designed to market Fairfield County with a strategic focus on the U. S. 33 corridor. Directed the development of the message, all marketing materials, work-plan, budget and investor relations for the organization. Additional responsibilities:

- Administrated Fairfield County's CDBG and EDA Revolving Loan programs,
- Administration of County Enterprise Zone and negotiates abatement agreements and contracts,
- Team Leader of the County's Agricultural Economic Development Plan,
- County's Economic Development representative to local CIC, Port Authorities, WIB, focus groups,
- Assisted local businesses with specific economic development needs,
- Managed investor relations through quarterly reports and one-on-one meetings,

Ike Hickman
127 ½ N. Main St., Mt. Gilead, OH 43338
hickmanike@gmail.com – (419)989-9960

Career Objective: To obtain a position with an organization that will enable me to utilize my knowledge of administrative responsibilities, customer service and social responsibilities to continually improve your operations and on-going growth.

Community Development Grant Specialist/ Administrative Assistant

Morrow County Development- Mount Gilead, OH – October 17th, 2015 to Present

Job Duties:

- ❖ Manage Community Development Programs designed to relieve or cure a specific socioeconomic problem within the community and targeted to assist a specific geographic section or economically distressed class of residents such as: Community Development Block Grant Program, Community Housing Impact & preservation Program, Neighborhood Stabilization Program, Water & Sewer Improvement Program, Economic Development RLF, Landlord - Tenant and Fair Housing programs.
- ❖ Manage all reporting to Local, State and Federal grantor agencies to ensure compliance with specific requirements of the grants.
- ❖ Provide technical assistance for grant programs to the business community, chamber of commerce, economic development strategy committee, economic development agencies, and governmental agencies in furthering the County's economic and community development policies.
- ❖ Research and apply for grants in support of Economic and Community Development.
- ❖ Organize and facilitate meetings and hearings for the following local and regional committees: Housing Advisory, Water & Sewer Loan Review, Community Services, Homelessness Prevention and Fair Housing.
- ❖ Establishes and maintains effective work relationships with the business community, advisory groups, other governmental agencies, citizen groups and citizens.
- ❖ Attends and conducts public hearings/meetings in support of grant requirements as the representative of the Board of Commissioners to provide information and resolves routine problems; directs the public to the proper authority; attend department head meetings as required.
- ❖ Maintains knowledge of computer hardware and software programs, which may include Microsoft programs or equivalent, Internet applications, and accounting practices.
- ❖ Abide by the County Personnel Manual and observe other department policies and other inter-office procedures.
- ❖ Ensure proper treatment of any revenues received with applications or otherwise.
- ❖ Provide positive and prompt customer service to visitors, phone calls and emails.
- ❖ Establish and maintain effective working relationships with government officials, other departments, employees, the general public, and board members.

- ❖ Provide direct assistance to the Clerk of the County Commissioners and Director of Operations/Development/Planning Director.

Milieu Coordinator

Foundations for Living – Mansfield, OH – April 20, 2015 to July 2, 2015

Job Duties:

- ❖ Responsible for safety and security of staff and youth in the building.
- ❖ Processing and maintaining all necessary shift paperwork.
- ❖ Attention to detail and knowledge of youth and staff location at all times.
- ❖ Use problem solving skills to prevent crisis in the building.
- ❖ Act as a liaison between staff and youth.
- ❖ Utilize and knowledge of verbal de-escalation for youth.

Housing Specialist

Ohio Regional Development Corporation – Coshocton, OH – October 2011 to April 2015

Job Duties:

- ❖ Develop, plan, and implement 4 community development housing programs- Community Housing Improvement Program (CHIP) for the City of Upper Sandusky, Wyandot County, Crawford County and City of Bucyrus.
- ❖ Insure CDBG National objective, CDBG and HOME eligibility and compliance
- ❖ Handle all administration of the programs
- ❖ Create and maintain all record keeping of client files
- ❖ Prepare all monthly budget progress reports for programs
- ❖ Act as liaison for clients and contractors
- ❖ Schedule all property work write-ups, bid tours, and inspection for rehabilitation specialist
- ❖ Prepare and file mortgages, contracts and related paperwork
- ❖ Expertly handle contractor, client conflict issues within the office
- ❖ Produce display ads and newspaper notices for the programs
- ❖ Assist in the development of 4 Community Housing Improvement Program (CHIP) grants
- ❖ Respond and address any non-compliance issues and address any corrective actions regarding the monitoring reports
- ❖ Coordinate with lending institutions and realtors in home buying assistance
- ❖ Design and conduct housing counseling presentations to all clients applying for home buyer assistance
- ❖ Provides training and technical assistance to staff members
- ❖ Conduct Fair Housing Seminars for Northern Region

Office Assistant

Caring Solutions, Inc – Crestline, OH –

- ❖ Maintain client oxygen supplies
- ❖ Manage client files

David A. Gentile, CFM

1934 County Road 219, Marengo OH 43334 | 740-972-2911 | gentile.49@buckeyemail.osu.edu

Education

BACHELOR OF SCIENCE IN CITY AND REGIONAL PLANNING | 03/12 | THE OHIO STATE UNIVERSITY

· Minor: Societal Perspective of Science and Technology

ASSOCIATE OF SCIENCE | 06/09 | THE OHIO STATE UNIVERSITY

ASSOCIATE OF SCIENCE IN AIRCRAFT MAINTENANCE TECHNOLOGY | 08/08 | COMMUNITY COLLEGE OF THE AIR FORCE

SKILLS & ABILITIES

- ❖ Proficient in operation of personal computers with the ability to use Microsoft Office Suite. Able to quickly understand and operate most proprietary computer programs with minimal training
- ❖ Excellent time management skills with the ability to recognize work needing completion and institute a completion schedule
- ❖ Strong communication skills both orally and in writing. Able to convey ideas and concepts accurately and with detail
- ❖ Certified Floodplain Manager (CFM)
- ❖ GIS knowledgeable, able to utilize ArcGIS Desktop for layer editing and analysis

Experience

PLANNING ASSOCIATE 2 / ZONING INSPECTOR | MORROW COUNTY, OHIO |

- ❖ Review land subdivision applications for completeness and compliance with regulations
- ❖ Administer day to day functions of grant programs
- ❖ Act as Floodplain Coordinator to actively administer daily requirements of the County's Flood Damage Reduction Regulations to fulfill the responsibilities of the National Flood Insurance Program
- ❖ Act as House Numbering Administrator to administer house number program and issue house numbers to land owners within county
- ❖ Review and Issue zoning permits within 7 townships covered under Morrow County Zoning Resolution
- ❖ Prepare new regulations for review by governing commissions and boards concerning planning and zoning issues.
- ❖ Prepare staff reports and recommendations to Planning and Zoning Commissions

VEHICLE OPERATOR 2 | THE OHIO STATE UNIVERSITY |

- ❖ Responsible for the operation of a 40 Ft. transit bus and basic maintenance
- ❖ Operates cars, trucks and vans, class B CDL with tanker and passenger endorsements

FREIGHT TRAIN CONDUCTOR | CSX TRANSPORTATION |

- ❖ Responsible for completion of all paperwork, and overall responsibility for movement of train.
- ❖ Create and implement rail car switching plan on a per job basis.
- ❖ Interact with customers to complete switching request to best meet customer needs.
- ❖ Input customer pickups and drop offs into rail car work order system.

- ❖ Manage inventory
- ❖ Ordering supplies

Education

Crestview High School- Ashland, OH

Pioneer Career & Technology Center – Shelby, OH
Administrative Computer Support

Acquired Skills

Vast Knowledge in the following:

Printer/ Copier's

Facsimile

Customer Service

Service Excellence

Computer Software/ Hardware

Microsoft Office

Adobe

B. Experience and Capacity

1) Track Record

The Morrow County Land Reutilization Corporation (aka Land Bank) was established November 4, 2015 by the Morrow County Board of Commissioners. The corporation registered with the Secretary of State of Ohio as a Domestic Nonprofit Corporation on November 23, 2015. The Board met for the first time on April 11, 2016 where they voted to establish the board. Since the first meeting, the Land Bank board has met on a monthly schedule.

The expertise to carry out the National Initiative Program (NIP) will be provided by the Morrow County Development Department, acting under agreement with the Land Bank. The Development Department staff administered the Moving Ohio forward program. Specifically, the Development Department will be responsible for grant finances, reporting, property intake and assessment as well as overseeing property demolition, contractor management, and various field service activities and documentation. The Morrow County Health Department, Del Co Water, and Municipal Utility provider will provide all of the building and health inspections the grant may require. Inspections will be limited to their respective utility service areas.

Morrow County participated in the Moving Ohio Forward program and was successful in demolishing 21 units. The average cost for demolition was \$11,165.90 per unit. The Morrow County Development Department was the local lead agency to administrate the Moving Ohio Forward Program.

Morrow County Moving Ohio Forward Grant Program Expenditures by Site

Street	City	State	Zip Code	Amount Expended from grant for Demo	Amount for Admin	Total
7327 St Rt. 314	Shauck	OH	43349	\$11,450.00	\$572.50	\$12,022.50
7544 Twp Rd. 81	Bellville	OH	44813	\$10,110.00	\$505.50	\$10,615.50
212 W. High St.	Mt. Gilead	OH	43338	\$13,295.00	\$664.75	\$13,959.75
118 E. Walnut St.	Cardington	OH	43315	\$13,920.00	\$696.00	\$14,616.00
9396 St. Rt. 19	Galion	OH	44833	\$17,870.00	\$893.50	\$18,763.50
176 Sandusky St.	Chesterville	OH	43317	\$8,930.00	\$446.50	\$9,376.50
5610 Twp Rd. 105	Mt. Gilead	OH	43338	\$9,596.00	\$479.80	\$10,075.80
4788 Co Rd. 29	Galion	OH	44833	\$10,137.00	\$506.85	\$10,643.85
8058 Twp Rd. 55	Mansfield	OH	44902	\$4,030.00	\$201.50	\$4,231.50
4001 Twp Rd. 51	Galion	OH	44833	\$5,350.00	\$267.50	\$5,617.50
1794 St. Rt. 95	Edison	OH	43320	\$4,430.00	\$221.50	\$4,651.50
2380 St. Rt. 229	Ashley	OH	43003	\$16,200.00	\$810.00	\$17,010.00
5761 Co Rd. 109	Mt. Gilead	OH	43338	\$14,931.49	\$746.57	\$15,678.06
6419 Co Rd. 109	Mt. Gilead	OH	43338	\$10,531.49	\$526.57	\$11,058.06
318 W. Main	Cardington	OH	43315	\$9,762.98	\$488.14	\$10,251.12
200 Nichols St.	Cardington	OH	43315	\$11,406.49	\$570.32	\$11,976.81
1. South St.	Sparta	OH	43350	\$12,895.00	\$644.75	\$13,539.75
125 N. Rich St.	Mt. Gilead	OH	43338	\$7,895.00	\$394.75	\$8,289.75
2959 CR 170	Cardington	OH	43315	\$8,264.60	\$413.23	\$8,677.83
117 W. Main St.	Fulton	OH	43321	\$13,731.49	\$686.57	\$14,418.06
102 W. Main St.	Fulton	OH	43321	\$8,581.49	\$429.07	\$9,010.56
Totals				\$223,318.03	\$11,165.87	\$234,483.90

2. Staff:

Morrow County Land Reutilization Corporation Board:

Dennis Leader, Chair (*County Commissioner*)
dleader@morrowcountyohio.gov

Tom Whiston, Co-Chair (*County Commissioner*)
twhiston@morrowcountyohio.gov

Tim Griffith, Treasurer (*County Treasurer*)
Tom.griffith@morrowcountyohio.gov

Steve Keen, Secretary (*First Federal Bank of Ohio*)
skeen@firstfederalbankofohio.com

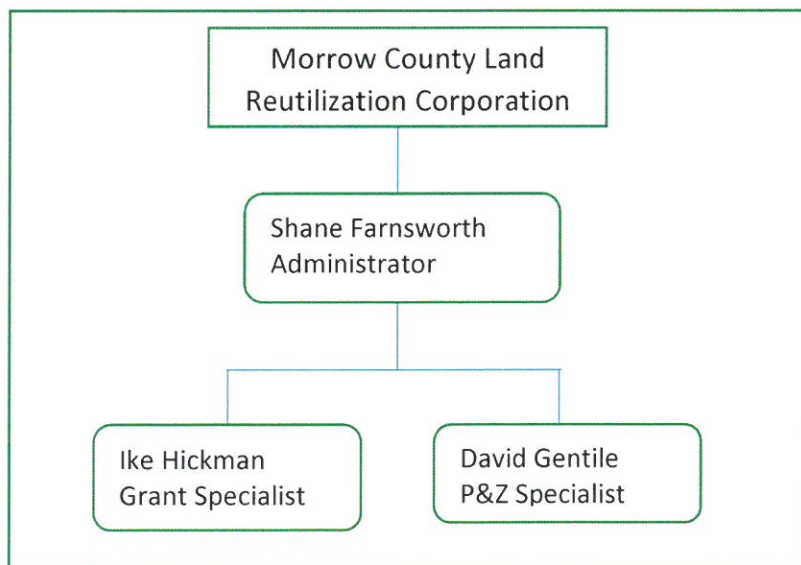
Dan Rogers, Board Member (*Village Administrator, Rep from largest Municipality*)
administrator@mountgilead.net

Staff:

Shane Farnsworth, EDFP, Land Bank Administrator (*Development Department*)
sfarnsworth@morrowcountyohio.gov

Ike Hickman, Grant Specialist (*Development Department*)
lhickman@morrowcountyohio.gov

David Gentile, Planning & Zoning Specialist (*Planning Commission*)
planning@morrowcountyohio.gov



3. Collaboration:

This will be the first time the Land Bank has requested NIP funds. Being a fairly newly created organization and Morrow County having limited capacity to leverage funds for residential property acquisition and demolition prior to the Land Bank being created, the collaboration between government, non-for-profit, and private organizations creates an opportunity to bring many of these blighted properties throughout Morrow County back into a functioning property.

The Moving Ohio Forward Program displayed tremendous collaboration between a number of government and private organizations. Morrow County was successful in demolishing 21 units throughout the County. The Land Bank is able to utilize that experience and collaborations formed at that time to create a positive impact through the NIP grant program.

The Land Bank has sought input from all sixteen townships and seven municipalities regarding target properties. Staff are also working with all jurisdictions to clearly understand the redevelopment issues and permitting requirements specific to their jurisdictions.

Community organizations include

- Morrow County Prosecutor in securing tax foreclosed properties for the Land Bank;
- Morrow County Health Department in providing property inspections;
- Del Co Water in providing water connection where applicable;
- Mt. Gilead, Cardington, Chesterville, Fulton, Sparta, Marengo, and Edison villages in providing inspections as needed;
- Water and Sewer inspection and connection in various utility service areas;
- Chamber of Commerce in providing public/private collaboration;
- Morrow County Regional Planning Commission in providing technical assistance with zoning and subdivision requirements;
- Local real estate agencies in providing property marketing and real estate expertise.

The Land Bank has been and continues to work with all sixteen townships and seven municipalities to identify and assess pipeline properties for the grant. The Land Bank will also provide technical assistance to any local government wishing to work with the Land Bank.

4. Financial:

The Land Bank was incorporated in November 2015. It relies on a number of revenue streams to facilitate property acquisition and demolition prior to reimbursement. Funding awarded from the Ohio Housing Finance Agency will be administered through the Morrow County Development Office on a reimbursement bases.

The Morrow County Land Reutilization Corporation intends to apply for a line of credit from the Ohio Housing Finance Agency to sustain the corporation until sufficient revenue is in place to manage the acquisition and maintenance costs of acquiring properties. Possible revenue sources include selling of property and donations.

The Morrow County Development Department is currently donating staff hours to aid in the formation of the Land Bank.

The following revenue streams for the Land Bank for operations and activities:

- The Morrow County Treasurer allocated \$20,000 from the delinquent property assessment fund to the Land Bank.
- Revenue generated from the Moving Ohio Forward Program consisting of \$15,500 transferred from the Board of County Commissioners to the Land Bank.
- The Land Bank intends to request a line of credit from the Ohio Housing Finance Agency for the purpose of administering the NIP grant.
- Funds from the sales of properties held by the Land Bank will be reinvested into the Land Bank for future use.

Statement of Receipts, Disbursements and Changes in Fund Balances

Revenue Receipts:	\$25,500.00
Grants:	\$ _____
Other Receipts:	\$ _____
Transfers:	\$ _____
Total Revenue Receipts:	\$25,500.00
Non-Revenue Receipts:	\$ _____
Reimbursements:	\$ _____
Other Receipts:	\$ _____
Transfers:	\$ _____
Advances:	\$ _____

Total Non-Revenue Receipts:	\$ _____
Total Federal Fund Receipts:	\$ _____
Total Beginning Balance Plus Receipts:	\$25,500.00

C. Target Area Plan

The Land Bank serves all of Morrow County but the residential properties that meet this grant criteria are located in certain areas of the County. Some townships have no abandoned residential structures observed at this time. The Land Bank will closely monitor properties that are at risk of abandonment and foreclosure and may include them in a future application.

Three target areas were selected based upon existing conditions and potential inventory. A fourth area was identified in this process but consists of townships in Morrow County with no know properties that meet the NIP grant criteria.

Morrow County conducted an analysis of impediments to Fair Housing in 2016. The study showed Morrow County has 1,300 vacant housing units. The breakdown is as follows:

Vacancy Status	Number	Percent
Vacant Housing Units	1,300	100.0
For Rent	283	21.8
Rented, not occupied	9	0.7
For Sale only	226	17.4
Sold, not occupied	47	3.6
For seasonal, recreational, or occasional use	214	16.7
For migratory workers	0	0
Other Vacant	518	39.8

Northern Morrow County – Tipping Point Neighborhood

This target area consist of five townships; Washington, North Bloomfield, Troy, Congress and Perry. This area is in close proximity to major employment centers including Galion, Mt. Gilead, Mansfield, Lexington, Marion and Bucyrus. When the economic downturn occurred, this area was on the employment fringes of these areas from a commuting perspective. Many people lost their jobs and homes.

Due to the lower population in northern Morrow County, abandon homes in this area susceptible to vagrancy, transients and drug use.

Middle Morrow County – Revitalization Neighborhood

This target area consists of three township and two villages. Cardington, Gilead and Franklin townships and Cardington and Mt. Gilead villages. This area was greatly impacted by job loss when the HPM factory was closed in early 2001. This was a major employer to the region. When HPM closed their doors many other local businesses either downsized their employment or closed all together.

The villages of Cardington and Mt. Gilead are economic and social centers of the county that include schools, employment, parks and festivals.

South Morrow County – Tipping Point Neighborhood

The economic future of Morrow County lies in the southern third of the county. This area was also hit hard by the recession as many residents were the employees who commuted to Delaware and Columbus but is now beginning to see a resurgence with the growth occurring to the south. A lot of work has been put into job growth around the interstate 71 interchange. Bennington industrial park and the Cardinal Center have brought jobs and tourism to the area but we have seen limited residential investment in the region. The rural nature of this target area also attracts transients and drug use to those properties that are abandoned.



Morrow County Tax Delinquent Parcels and Moving Ohio Forward Parcels



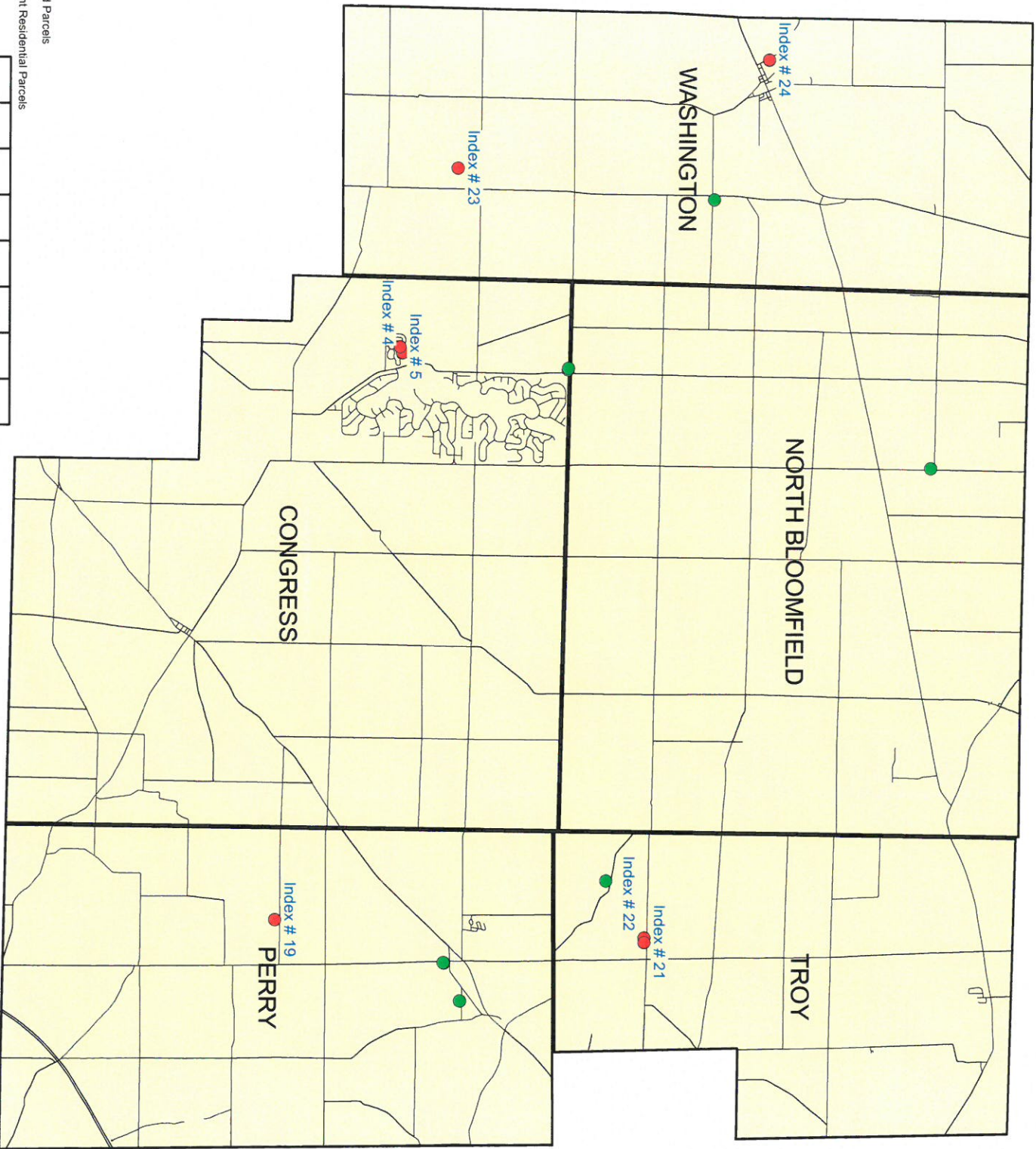
Legend

- Tax Delinquent Vacant Residential Parcels
- Moving Ohio Forward Parcels
- Roads
- ▭ Township Boundary

0 2.5 5 10 Miles



Morrow County Tax Delinquent Parcels and Moving Ohio Forward Parcels North



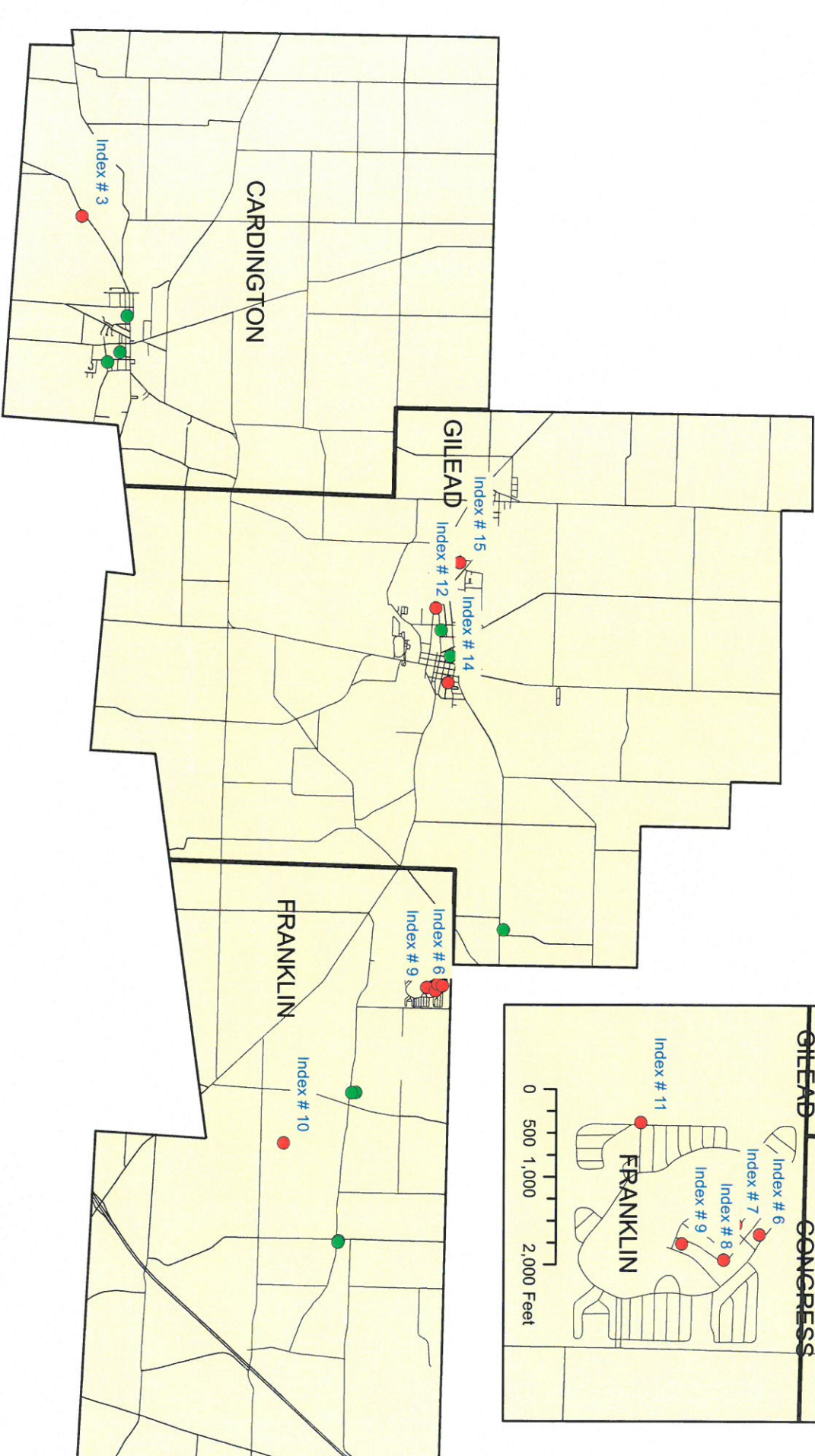
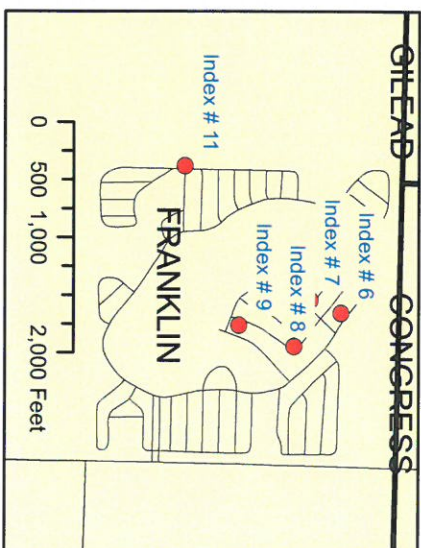
Legend

- Moving Ohio Forward Parcels
- Tax Delinquent Vacant Residential Parcels
- Roads
- Township Boundary





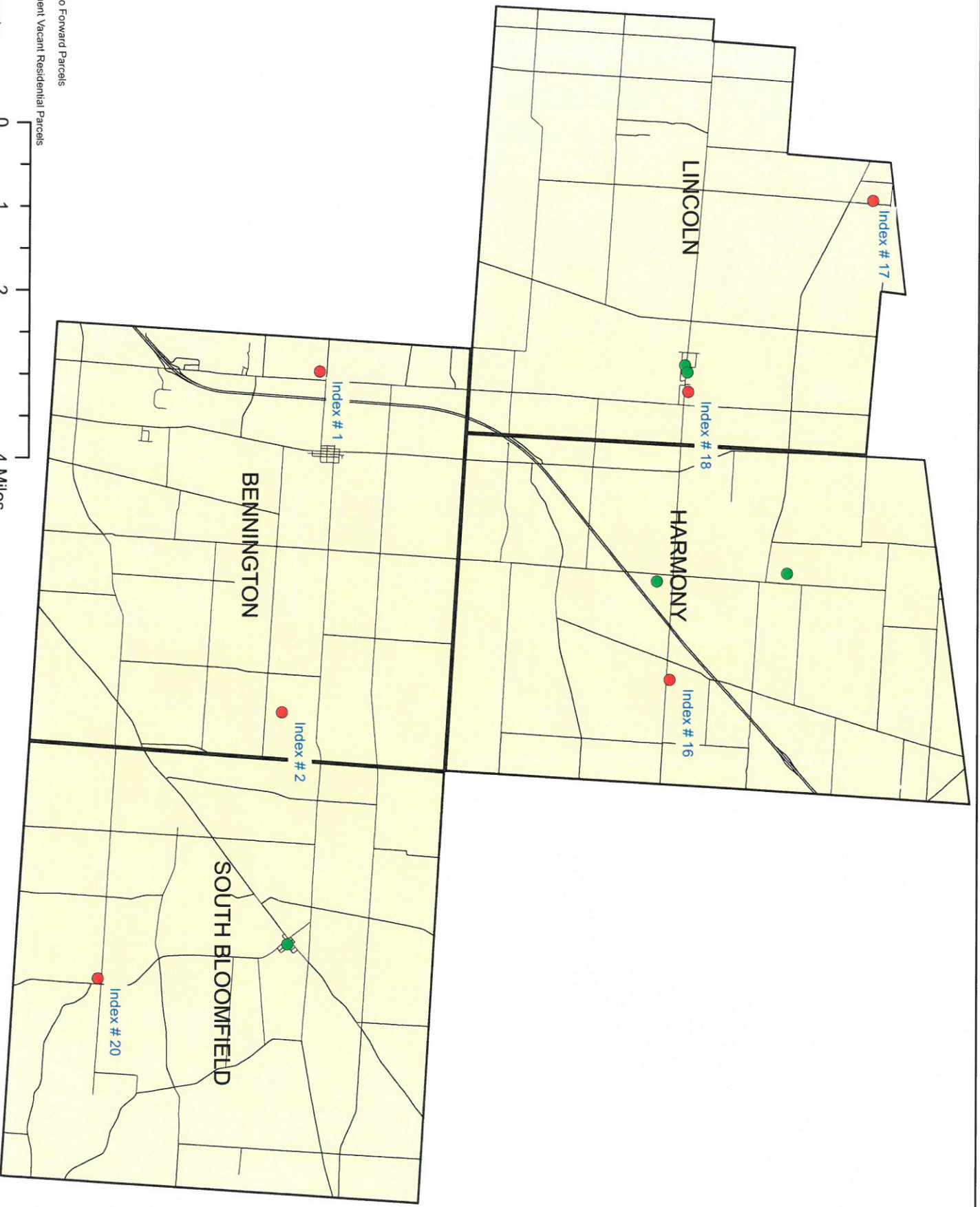
Franklin Twp Detail



Legend

- Moving Ohio Forward Parcels
- Tax Delinquent Vacant Residential Parcels
- Roads
- Township Boundary

Morrow County Tax Delinquent Parcels and Moving Ohio Forward Parcels South



- Legend**
- Moving Ohio Forward Parcels
 - Tax Delinquent Vacant Residential Parcels
 - Roads
 - Township Boundary

Morrow County Land Bank

Index Number	Parcel Number	Owner of Record	Address	City	State	ZIP Code	Tax Mailing Address	City	State	ZIP Code	Legal Description
1	A01-005-00-006-00	JACOBS HOWARD AND FRANCINE SUE	3960 ST RT 229	Marietta	Ohio	43338	3960 ST RT 229	Marietta	Ohio	43338	HEMWAY FARMS 16 TWP LOT 19
2	A01-009-00-020-00	HALL FRED A	5577 CR 213	Marietta	Ohio	43338	5577 TWP RD 213	Marietta	Ohio	43338	BENNINGTON FARMS LOT 2
3	CO1-001-00-076-06	DAVIS CHARLES L II	3661 RT 42 S1	Cardington	Ohio	43315	3890 TWP RD 169	Cardington	Ohio	43315	EPT 1 TWP LOT 5 RT5:18-0/-1
4	E13-004-80-117-00	MEDUSA LIMITED INC	Unit 4 Lot 117	Mount Gilead	Ohio	43338	4661 Dunmann Way	Grove City	Ohio	43123	UNIT IV LOT 117 CANDEWOOD LAKE
5	E13-004-80-285-00	KOGE MAUDORIE L	Lot 285	Mount Gilead	Ohio	43338	1148 N Market St Spt D	Galion	Ohio	44833	LOT 285 CANDEWOOD LAKE
6	F15-003-00-006-00	Peggy J. Collier	345 LOT	Mount Gilead	Ohio	43338	PO BOX 33	GROVEPORT	Ohio	43125	LOT 345 HIDDEN LAKES
7	F15-003-00-036-00	MOORE CONRAD C & THERESA M	Lot 376	Mount Gilead	Ohio	43338	Lot 376	Mount Gilead	Ohio	43338	LOT 376 HIDDEN LAKES
8	F15-003-00-097-00	MAY TEDDY E & SHERRY L		Mount Gilead	Ohio	43338	910 W RICH ST	COLUMBUS	Ohio	43222	LOT 767 HIDDEN LAKES
9	F15-003-00-124-00	MURPHY TODD	Lot 464	Mount Gilead	Ohio	43338	797 Wapoles Ave	Marion	Ohio	43302	LOT 464 HIDDEN LAKES
10	F15-003-A0-007-00	SARAZIN MAURICE R	5815 Twp Rd 14	Mt. Gilead	Ohio	43338	5815 Twp Rd 14	Mt. Gilead	Ohio	43338	LOT 767 HIDDEN LAKES
11	F15-006-00-124-00	ARTHUR LEON L DONNA L	Lot 767	Mount Gilead	Ohio	43338	40 H W College Ave	Westerville	Ohio	43081	In Lot 630
12	G20-003-00-059-00	COOPER LISA D	341 W High St	Mount Gilead	Ohio	43338	537 Lee St Apt A	Mount Gilead	Ohio	43338	In Lot 290
14	G20-016-00-063-00	SKATZES STACY L	140 N Vine St	Mount Gilead	Ohio	43338	140 N Vine St	Mount Gilead	Ohio	43338	In Lot 743
15	G20-022-80-020-00	GRASZL GAY	780 Westview Dr	Mount Gilead	Ohio	43338	830 Westview Dr Lot #23	Mount Gilead	Ohio	43338	PT FARM 16
16	H22-002-00-013-01	DOWALTER PATRICK & HEATHER HUFFINE	5285 Co Rd 25	Cardington	Ohio	43315	346 N Henry St	Crestline	Ohio	44827	EPT TWP LOT 38 MHREG#01288 RT5:170701
17	J24-001-00-196-00	GATTSHALL DENISE L	3820 TWP 169 RD	Cardington	Ohio	43315	3818 TOWNSHIP ROAD 169	Cardington	Ohio	43315	IN LOT 105
18	J27-005-00-008-00	MOODSPAUGH ALVIN	203 Vine St	Fulton	Ohio	43321	203 Vine St	Fulton	Ohio	43321	N WOODBURY ALLOT #2 IN LOT 107
19	L32-002-00-085-00	SAULTZ CATHERINE M	6950 Twp Road 85	Mount Gilead	Ohio	43338	6950 Twp Rd 85	Mount Gilead	Ohio	43338	BLOOMFIELD FARMS FARM 13
20	N36-003-00-007-00	INDENBISEN RICHARD BLAINE	6878 Co Rd 15	Centerberg	Ohio	43011	6878 Cr Rd 15	Centerberg	Ohio	43011	
21	P39-001-00-017-00	GATES HAROLD E & DEBRA	7264 CR 57	Mansfield	Ohio	44904	614 John St	Galion	Ohio	44833	
22	P39-001-00-017-01	LULLY TOMMY WAYNE	7266 CR 57	Mansfield	Ohio	44904	178 Westwood Ave	Mansfield	Ohio	44906	
23	Q40-001-00-024-12	VILLELLA ANTHONY & RUBY A	3874 Co Rd 59	Mount Gilead	Ohio	43338	PO Box 807	Holly Springs MS		38635	FARM #12 MT GILEAD MINI FARMS REG #2559 RT5:21
24	Q40-016-00-008-00	MONTGOMERY LESTER F AND JUDY D	8639 Twp Rd 34	Galion	Ohio	47833	1743 Linn Hopsher Rd	Marion	Ohio	43302	IBERIA VILLAGE OL 25B-NW COR OL
25	R42-001-00-266-00	POWERS ROBERT C ETAL	CO 156 RD				2594 SHOEMAKER ROAD	DELAWARE	Ohio	43015	TWP LOT 19 RT5:180704

D. Acquisition Strategy

Narrative

The goal of the Morrow County Land Reutilization Corporation is to reduce the risk of foreclosure and spur public and private investment by removing blighted residential structures that; 1. Decreases property value, 2. Property owners are delinquent in taxes than therefore brings the properties back into tax compliance, 3. Increases pride of their community, and 4. Spurs public and private investment where limited investment occurred in the past.

Our foreclosed properties are often in disrepair and increase the risk of being used by squatters, drug production and users, and transients. When these activities have occurred, it has created a negative stigma for these properties and have continued to bring down the value of these properties as well as the surrounding properties in Morrow County. Because of our rural nature, isolated properties are a magnet for illegal use. By demolishing the abandoned buildings and marketing the properties for redevelopment, these sites can return to productive use.

Morrow County, along with the nation faced the great Recession beginning in 2005 and some portions of the county continue to feel it today. This economic downturn affected all aspects of the county including the ability of people to pay their mortgages and taxes. As a result, many property owners fell behind in their tax responsibilities. As of August 2016, Morrow County has over 2,900 individual parcels with delinquent taxes. Local government decisions to limit foreclosure proceedings during the recession allowed people to stay in their homes and limit evictions. That decision allowed many property owners time to recover from the financial downturn, refinance or become current with their mortgage and become current with state and local tax responsibilities.

Unfortunately, many property owners could not maintain their properties and were forced to abandon their homes. Several of these homes were placed back into the market and sold but several, due to a number of factors fell into disrepair. The Morrow County Land Reutilization Corporation was created to focus on those properties to bring them back onto the productive tax list. Many of these properties either have a large delinquent tax bill or the investment to clean up the property is too great for the market to bear.

The Land Bank took a comprehensive approach to target areas in Morrow County. Because of the rural nature of the county, including all jurisdictions in the grant will allow the Land Bank to take a collaborative approach as many of the partners in the property acquisition/demolition/redevelopment processes have permitting authority throughout the county. We will also be able to leverage the local expertise and create multi-jurisdictional advantages for the Land Bank when it comes to contracting and multi-project efforts.

As part of its primary mission, the Morrow County Land Reutilization Corporation will acquire properties in order to improve the quality of neighborhoods, increase land values, create diverse housing opportunities and return properties to the tax rolls. Property acquisition guidelines have been adopted and include the following; Basic Considerations, Acquisitions through Tax Foreclosure, Acquisition through Forfeited Lands List, Acquisition through Deed in Lieu of Foreclosure, and Acquiring through Donation (see attached guidelines).

Public officials, neighboring property owners, and the public are looking forward to working with the Morrow County Land Reutilization Corporation. The excitement that Morrow County has a local partner to help clean up many of these blighted properties continues to grow. Many of the neighboring property owners have expressed a desire to help. Offers to purchase of the property or to help in the clean up and monitoring have been extended to the Land Bank. Residents want to see these properties cleaned up. They realize once these blighted buildings go away, their neighborhoods can begin to turn the corner toward additional investment.

We have developed a site eligibility checklist to evaluate prospective properties for acquisition. This checklist is modeled after the Move Ohio Forward program's checklist. (See attached) In addition to evaluating the ownership status and current condition of the property, a historical evaluation will be performed. The analysis used by the Community Housing Impact and Preservation Program has shown to be very thorough in evaluating sites when state and federal funds are utilized. This third-party evaluation will ensure no property that meets historical standards will be demolished by the Morrow County Land Reutilization Corporation.

The Morrow County Land Reutilization Corporation (MCLRC) will request a section 106 review from the Ohio Historic Preservation Office (OHPO). The section 106 paperwork that will be sent in to OHPO will include pictures of the house, location maps, and work specifications.

The Section 106 regulations at 36 CFR Section 800.11 establish documentation standards for agencies to use in supporting their evaluation of federally assisted projects. It is the responsibility of the federal agency to provide information to the State Historic Preservation Office that (1) identifies historic properties, (2) assesses their eligibility for listing in the National Register of Historic Places, and (3) determines any possible effect that a project might have on listed or eligible properties. The State Historic Preservation Office reviews the information and responds by concurring, commenting, recommending further action, or requesting additional information. Once the History/ Architecture

Development Reviews Manager, Ms. Lisa Adkins, reviews the property information, she will then send a letter of clearance or denial to MCLRC. If the property is denied from demolition and is defined as to why, the MCLRC will walk away from the project and move on to the next property.

The Morrow County Community Housing Impact & Preservation Program (CHIP) has used this method for many years, dating back to 2008. We have found this process to be very affective and thorough on receiving clearance or other recommendations for a historic house through the CHIP grant.

Morrow County Land Reutilization Corporation Property Acquisition Guidelines.

As part of its primary mission, the Morrow County Land Reutilization Corporation (“Land Bank”) will acquire properties in order to improve the quality of neighborhoods, increase land values, create diverse housing opportunities and return properties to the tax rolls.

Section 1. Basic Considerations

A. All properties acquired must have a maintenance plan and funding in place. Initial priority will be given to properties with a designated end-user.

B. Properties may be acquired when one or more of the following apply:

1. Eligible for tax foreclosure.
2. Requested by a qualified end-user or other entity for ultimate acquisition and redevelopment of the property
 - a. Acts as a catalyst for further development,
 - b. Is part of a comprehensive development plan,
 - c. Supports infrastructure, public and green space development, or
 - d. Reduces blight in the community.

In particular, acquisition will be prioritized where the Land Bank participation is necessary to complete the redevelopment.

3. Located in reinvestment areas that would support strategic neighborhood stabilization and revitalization plans.
4. Demolition will support blight elimination and neighborhood revitalization plans (contingent on Land Bank funding).
5. Eligible to be transferred under a disposition program approved by the Land Bank Board.
6. Mortgaged-foreclosed or in receivership and located in a neighborhood that is an area of focus, or with the purpose of preventing the further decline of a neighborhood.
7. Available for immediate occupancy without need for substantial rehabilitation.
8. Part of a land assemblage development plan by either the Land Bank or partnering entities.
9. May generate operating support for the functions of the Land Bank.

C. The Land Bank must be aware of any environmental conditions for Brownfield properties.

If any adverse conditions are determined, a remediation plan must be in place before acquisition.

D. Any exception to the policies governing acquisition shall be taken to the RCLRC Board for final approval.

Section 2. Acquisition through Tax Foreclosure

The Land Bank will acquire a large majority of its properties after a tax foreclosure judgment, conveying a free and clear title to the property.

When eligible, an expedited tax foreclosure proceeding may be initiated for any property that is certified tax delinquent where:

- The land has no structures and is non-productive (i.e. vacant), OR

- The land includes unoccupied structures (i.e. abandoned) and acquisition will assist in returning this property to productive use.

Post-judgment, the Land Bank will obtain title to these properties and outstanding delinquent property taxes will be removed by the County Auditor. No further tax liability will accrue to the property for the duration of the Land Bank's ownership.

Steps toward Acquisition

A. Identify Eligible Property

1. The Land Bank will partner with the County Treasurer's office to strategically coordinate tax foreclosures, whenever possible.
2. The Land Bank will specifically request tax foreclosure on all properties that meet its acquisition priorities, especially where an end-user has been qualified through the Land Bank's application process with a plan to return the land to productive use, eliminate blight, or both.
3. The Land Bank shall not acquire non-residential tax foreclosed properties post judgment without a qualified end-user. Any exception to this policy must be approved by the Land Bank Board prior to acquisition of the property.

B. Inspect Property

1. The Land Bank will inspect each property that it expects to receive through tax foreclosure.
 - a. Relevant public records will be collected regarding the structure, ownership, existing liens, public nuisance citations and any other relevant information.
 - b. An on-site inspection of the property's exterior conditions will be made. An interior inspection will also be undertaken whenever possible. The inspection will include a determination of vacancy or abandonment, current photographs and a disposition recommendation.
2. When a qualified end-user and the Land Bank are working together to acquire a property through tax foreclosure, an on-site inspection will occur as necessary.

C. Notification of Land Bank Interest to Prosecutor

1. Upon final inspection, the Land Bank will provide notice to the County Treasurer regarding the Land Bank's interest in acquiring it.
2. Should the Land Bank later elect not to acquire the property, the tax foreclosure proceedings may continue and the property may ultimately be auctioned at the Sheriff's sale.

D. Tax Foreclosure Proceedings

1. Upon judgment of foreclosure, the Sheriff will be ordered by the Court to prepare a deed transferring the property to the Land Bank.
 - a. When taxes exceed the fair market value of the property, the previous owner's redemption period ends upon the order to the Sheriff and the Land Bank will acquire title immediately.
 - b. When the taxes are less than the fair market value of the property, the previous owner's redemption rights will terminate 45 days after the foreclosure judgment and the Land Bank will then acquire title.

E. Land Bank Acquires Title

1. The Sheriff will convey a Sheriff's deed to the Land Bank for the property.
2. The Auditor will remove the existing delinquent taxes on the property upon deed transfer and all future taxes while in the Land Bank's ownership.

Section 3. Acquisition through Forfeited Lands List

Properties that go through two Sheriff's sales without a minimum bidder forfeit to the State of Ohio and become the responsibility of the local County Auditor.

The Land Bank can acquire properties on the forfeited lands list with simple notice to the County Auditor. An Auditor's deed is generated and recorded, extinguishing any subordinate liens, and transferring free and clear title to the Land Bank. The Land Bank incurs a charge of \$45.00 per parcel acquired through the forfeited lands list.

As a general matter, the Land Bank will not acquire a property on the forfeited lands list without a qualified end-user. An end-user may notify the Land Bank at any time regarding their interest in a property on the forfeited lands list. Once an end-user is qualified through the Land Bank's application process, and consistent with the Land Bank's acquisition considerations, the Land Bank may acquire the property for final disposition to that end-user.

Section 4. Acquisition through Deed in Lieu of Foreclosure

The Land Bank may accept title to a delinquent property in lieu of the County Treasurer pursuing a tax foreclosure. The Land Bank may acquire properties through this process when it will be more efficient than the tax foreclosure and the property is not otherwise encumbered by subordinate liens, because this process does not provide the same free and clear title outcome as a foreclosure judgment.

A. Notice of Deed in Lieu Request

1. A delinquent owner or the Land Bank may request a deed in lieu of foreclosure transfer when eligible.
2. Upon notification, the Land Bank will document the request and may inspect the property in the same manner as if the property were being tax foreclosed upon.

B. Acquisition

1. The Land Bank will acquire a property through deed in lieu of foreclosure when a qualified end-user has requested the property or it otherwise fits within the Land Bank's acquisition priorities. An acquisition under this procedure for any other purpose must first be approved by the Land Bank Board.
2. When acquiring, the Land Bank will require the current owner to deliver a free and clear title to the property.
3. The Land Bank will require the current owner or a qualified end-user to pay all acquisition costs, including but not limited to the costs of title work and inspection.

Section 5. Acquiring through Donation

The Land Bank may acquire properties from governmental entities like Fannie Mae and HUD, banks and financial institutions, and from donations by private parties. Such properties will be considered for

acquisition when requested by a qualified end-user or when the property will be transferred with resources to facilitate blight elimination.

A. General Considerations

1. All donated properties must be approved by the Land Bank Board prior to acquisition.
2. Properties with immediate maintenance requirements will not be accepted without a funding source secured for such maintenance,
3. The Land Bank will not accept donated properties with a balance due to Morrow County for outstanding property taxes, unless approved by the Land Bank Board.
4. Brownfield properties with adverse environmental conditions will not be accepted without a funded plan for remediation deemed satisfactory by the Land Bank Board.
5. The Land Bank will not determine the value of the donated property for federal income tax purposes, but will provide a letter describing the property donated and the federal tax status of the Land Bank. The Land Bank will also provide appropriate federal tax acknowledgement of the donated property where necessary.

B. Notice of private transfer request

1. A private owner may notify the Land Bank of that person's interest in donating property through the Land Bank's donation application
2. Upon notification, the Land Bank will document the request and may inspect the property in the same manner as if the property were being tax foreclosed upon.

C. Acquisition Priorities

1. The Land Bank will acquire a property through donation when a qualified end-user has requested the property or when funding will be provided by the current owner to eliminate blight.
2. When acquiring, the Land Bank will require the current owner to deliver a free and clear title to the property.
3. The Land Bank will require the current owner or a qualified end-user to pay all acquisition costs, including but not limited to the costs of title work and inspection.

Company Name	Contact	Street Address	City	State	Zip	Phone-Office	Other	Email	Website
A-1 Wrecking		47 Sycamore	Gallipolis	OH	45631	740-466-4888		sac.inc@hotmail.com	
Allen Excavating Inc	Dave Allen	7155 East County Rd 6	Bloomville	OH	44818	(419) 761-7854	(419) 983-2032	allaspectcontracting@hotmail.com	
All Aspects		905 Bennett Drive	Elyria	OH	44035	(440) 315-3871		info@astarabatement.com	
Astar Abatement	Don Morris	PO Box 13533	Sissonville	WV	25360	(304) 343-5950	304-343-5961	mrobisonbac@gmail.com	
Battle Axe Construction LLC	Mayra Robinson	8050 Beckett Center Dr STE 203	West Chester	OH	45069	513-874-4695		lehnerev@gmail.com	
B&B Wrecking	Nik Filippi	4510 E 71st St, Suite 6	Cleveland	OH	44105	(216) 429-1700		nick@bwreck.com	
B&K Lehnre Excavating	Ben Lehnre	2356 Troy Road	Delaware	OH	43015	740-404-0526		lehnerev@gmail.com	
Baumann Enterprise	Stacy Ortolani	4801 Chancraft Rd	Garfield Heights	OH	44125	(216) 823-2244	(216) 823-2248	chancraft4801@aol.com	
Builders Exchange	Debbie Bradford	9555 Rockside Rd, Suite 300	Cleveland	OH	44125	(866) 907-6300	(866) 907-6304	info@bxohio.com	
Candler Excavating Inc	Tom Cander	7315 Crawford-Morrow County	Gallion	OH	44833	(419) 468-2589	(419) 468-1515	mail	
Central Ohio Handyman Service, LLC	Rick Jeffrey	314 Prairie Run Dr	Sunbury	OH	43074	(614) 477-4018		rick@co-h-s.com	
David Gump Sr.		75960 Coats Rd	Kimbolton	OH	43749	330-340-8041	Tusco County only	mail	
DeerCreek Excavating	Rick Weemhoff	6352 Durbin Rd	Belville	OH	44813	(419) 886-3909	(419) 886-4901	deerccreekw@yahoo.com	
DeSantis Enterprises	Tina	3060 Columbus Rd NE	Canton	OH	44705	330-454-5678	330-455-8888	desantisenterprize@yahoo.com	
Dirt Cheap Excavating	Eric Baker	PO Box 168	Newcomertown	OH	43832	(740) 227-0921		mail	
Dirt Dawg Excavating, LLC	Erica Gill							dirt dawg excavating@gmail.com	
Doug Schnees Excavating	Janet	60 Penny Rd	Delaware	OH	43015	740-362-3192		schneesexcavating@frontier.com	
Garbrant Demolitions	Rick Garbrant	11721 Center Village Rd	Westerville	OH	43082	(614) 313-3478			
GMC Excavation	Steve Beck	PO Box 203	Iberia	OH	43325	419-468-0121	419-777-7700	gmcexc@gmail.com	cell 419-561-7847
J.L. n Son Excavating Inc	Jerry Starkand	8241 Fort Laurens Rd	Strasburg	OH	44680	(330) 340-6971	(330) 878-5883	draftvalleyfarms@msn.com	Tuscarawas, Ashland
John Rust Excavating	Bonnie	62350 Bylesville Rd	Cambridge	OH	43725	(740) 439-4448	740-432-1922	johnwrustexcavating@yahoo.com	all communities
H & T Demolition	Paul Harriger	555 Dewey Ave	Mansfield	OH	44903	(419) 564-8064	(419) 522-5444	pharriger@neo.rr.com	Crawford, Richland
Hill Contracting LLC	Mark Hill	846 Second Street SE	New Philadelphia	OH	44663	(330) 827-6275		mark.hill25@yahoo.com	Interested in demolish & re-salvaging
Kelstin Inc		183 S Garbrie St	Shelby	OH	44875	(419) 342-5520	(419) 342-5530	mail	
Kildow Construction	Kris	PO Box 111	Gallion	OH	44833	(419) 566-5448			
Kimble Clay & Limestone	John Walker	3596 SR 39 NW	Dover	OH	44622	330-340-3619		jwalker@kimblecompanies.com	
Landin Construction Inc	Cecil Landin	669 N Market St	Gallion	OH	44833	(419) 295-2002		landinconstruction@yahoo.com	
Larzer Excavating LLC	Charlie Larzer	1835 North Water St Extension	Urichsville	OH	44683	(740) 922-6847	(330) 243-5161	larzerexcavating@aol.com	
Master Removations	Jed Hartler		Oryille	OH		330-465-5184		masterremovationsinc@gmail.com	
Maxim Cleaning Contractors	Marian Scharler/William Dawl	PO Box 101	Tallmadge	OH	44278	330-633-0625	330-633-7069		
McGraw Hill Construction Dodge Plan Center	Pura Johnson	1175 Dublin Rd	Columbus	OH	43215	(614) 486-6575	(614) 486-0544	baecclenservices@gmail.com	
Morral Excavating	Mike	300 Duck Pond Rd	Upper Sandusky	OH	43351	(740) 225-0261		mmorral@woh.rr.com	

Movers and Shuckers	Romy Flynn	19325 Zolman	Fredentkown	OH	43019	(740) 263-2164	(740) 627-1432	cell	rflynn@moversandshuckers.com		
Norris Environmental Inc	Barry Norris	68011 Vineyard Rd	St Clairsville	oh	43950	(740) 695-6827	(740) 695-6820	fac	mnrnc@shglobal.net		
New Wave MV LLC	David or Al	510 S Main St.	Mt Vernon	OH	43050	(740) 326-6225	fax 740-575-4580	Cost	ntnc@shglobal.net		
O'Rourke Wrecking Co	Sharon	660 Lunken Park Dr	Cincinnati	OH	45226	513-871-1400			info@ourkewrecking.com	Interested in larger packages	
Ours Excavating	Cathy/Jim	4651 County Rd 101	Mt Gilead	OH	43338	(419) 560-5221			dfridger3105@gmail.com		
Page Excavating	Linda	2398 Applegate Rd	Lucas	OH	44843	(419) 892-3770	(419) 892-1973	fax	page29554@aol.com		
Pleasant Valley Backhoe	Marty Troyer	700 Pleasant Valley Rd NW	Sugar Creek	OH	44681	330-663-4583			moulin@quinsobucyrus.com		
Quins of Bucyrus	Mark Quinn	600 E Mary St	Bucyrus	OH	44820	(419) 562-0026			troymarty@yahoo.com		
Raze International	Doug McFarland	4295 Central Ave	Shadyside	OH	43947	740-671-0077	740-671-0078	fax	MacRaze@shglobal.net		
Raze Premiere Custom Construction	Roy Kauffman	234 W Main St	Loudenville	OH	44842	(740) 627-0556			roy@shrockpremier.com		
Shrock Trucking & Excavating	Oscar Thovich	7234 June Rd NW	Waynesburg	OH	44688	330-904-5620	330-866-5903	fax	trhodist@aol.com		
Whipstock National Gas Services	Josh Remmick	1821 Moore Ave SE	Canton	OH	44707	(330) 933-4378	(330) 456-9820	fax	jremmick@whipstockllc.com		
Zemba Bros. Inc.	Chris Zemba					740-819-0577	740-450-4209				
ACI Construction & Restoration	Gerald Woods	1957 Thornapple ave	Akron	OH	44301	(330) 690-1665	(866) 519-1334	fax	geraldwoods@acicontractors.com		
Saunders Excavating	Jeff Saunders	1134 Nazor	Gallion		44833		(419) 295-1300		jeffsaunders35@yahoo.com		
Denes Concrete	Nikki	47599 State Route 18	Wellington	OH	44090	(440) 647-5275	(440) 647-5286		denesconcrete@live.com		
Scioto Valley Contractors	Earl	7240 Mt Olive-Greencamp Rd	Lafue	OH	43332	(740) 225-0457			earlpric@aol.com		
	Sarah Jones	57 1/2 E Whitney Ave	Shelby	OH	44875						
Back's Roofing & Construction	Rita	4736 Townline 111 Rd	Columbus	OH	44865	(419) 687-6323			rback@frontier.com	Ashland	
Hanes Excavation	Richard Harer	7051 Ross Rd	Bloomville	OH	44818						
Mark Fitchum Excavating	Mark Fitchum	8410 Columbus-Cincinnati Rd	S Charleston	OH	45368	937-605-3795			fitchum29@yahoo.com		
R.A. Barr Trucking	Ronald Barr	5725 Cambridge Rd	N. Concord	OH	43762	740-552-2484			ronaldbarr@hotmail.com	all counties	
Kibler Farms	Tom Kibler	4890 St Rt 98	Bucyrus	OH	44820	419-562-9184	419-569-2616	cell	kiblerfarms@earthlink.com		
B&B Drain	Doug Cyrus	401 Ashland Rd	Mansfield	OH	44903	419-709-1663			pipeline2608@gmail.com		
Vitroe Construction, Inc.	Mike Vitroe	18415 County Line Rd	Ostrander	OH	43061	740-666-1045	740-666-1045		vitroe@frontier.com		

Company Name	Contact	Street Address	City	ST	Zip	Phone	Website	Email	NOTES:
Surveys and Abatement									
Hayden Environmental Group, Inc	Brian Hina	561 Congress Park Dr	Dayton	OH	45459	(937) 438-3010			
Hina Environmental Solutions, LLC		2824 B Fisher Rd	Columbus	OH	43204	(614) 272-8780	www.hinaenvironmental.com	bhina@hinaenvironmental.com	
Lept Enterprises, Inc		630 G W Morse	Zanesville	OH	43701	(800) 327-5374		bhina@hinaenvironmental.com	
Air Experts, LLC		PO Box 160	Doyers-town	OH	44230	(330) 658-2600		brad@leptenterprises.com	
H & H Environmental	Charles Hurt	2699 East County Rd 50	Tiffin	OH	44883	(937) 539-0094		hhenvironmental@yahoo.com	
North American Enviro Services	Gary Rister	2848 Bamwick Rd	Columbus	OH	43232	(614) 487-1109		larettrac@shcglobal.net	
EnviroHab	Jim Jarrett	PO Box 1159	Reynoldsburg	OH	43068	(614) 257-9191	www.envirohab.com	contactenvirohab@gmail.com	
DLZ	Jay Schmitz	6121 Huntly Rd	Columbus	OH	43229	(800) 336-5352	www.dlz.com		
Ohio Technical Services, Inc	Shawna Strimett	2078 Integrity Dr North	Columbus	OH	43209	(614) 372-0829		hpryce@ohioelectserv.com	
Ohio Technical Services, Inc	Bob Stevens	2078 Integrity Dr North	Columbus	OH	43209	614-578-1678		rstevens@ohioelectserv.com	
Total Environmental Services	Terry Bradfield	1950 Clinton St	Toledo	OH	43607	(419) 244-6555 (419) 244-6533		terry_bradfield@totalenvironmental.us	
Jeff Watkins Excavating		14205 SR 199	Upper Sandusky		43351	419-294-2531			
Environmental Testing & Consulting, Inc	Taylor Janus	75960 Coats Rd	Kimbolton	OH	43749	330-340-8041		Taylor.Janus@TEIC.com	
PAGE Excavating	David Gump Sr.	2398 Applegate Rd	Lucas	OH	44843	(419) 892-3370 (419) 892-1973		page29554@aol.com	Tuscarawas County abatement contractor
Raze International, Inc.	Doug McFarland	4295 Central Ave.	Shady-side	OH	43947	740-671-0077 740-671-0078		raze29554@aol.com	
AHC, Inc	Colton Westbrook	1251 South Front St	Columbus	OH	43206	(614) 228-7850		MacRae@shcglobal.net	
Norris Environmental Inc	Berry Norris	68011 Vineyard Rd	Columbus	OH	43950	(740) 695-6827		coltonahc@shcglobal.net	
Back's Roofing & Construction	Rita	4736 Townline 111 Rd	St Clairsville	OH	44865	(419) 687-6323		ritne@shcglobal.net	
CTL Engineering	Kent Blazier	2860 Fisher Rd	Columbus	OH	43204	614-595-4081		thuck@frontier.com	
CTL Engineering	Chris	2860 Fisher Rd	Columbus	OH	43204	419-738-1447		ctrl@cteng.com	
H & T Demolition	Paul Harringer	555 Dewey Ave	Mansfield	OH	44903	(419) 564-8064		ctrlenthouse@cteng.com	
B&B Drain	Doug Cyrus	401 Ashland Rd	Mansfield	OH	44903	419-709-1663		pipe@neo.it.com	Crawford, Richard
Safe Air Inc	Steve Yates					440-639-1191		pipe@neo.it.com	
								syates@safairinc.com	khagelortt@safairinc.com
Surveys Only									
H2W Environmental Consultants, LLC	Craig Kowalski	1234 Weatherane Lane	Akron	OH	44313	(330) 208-2717	www.h2wenv.com	CKowalski@h2wenv.com	
Bureau Veritas North America Inc	Andrew Stewart	520 South Main St, Suite 2444	Akron	OH	44311	330-353-4761		andrew.stewart@us.bureauveritas.com	Works out of Ashland
	Scott Stritz	45629 Eagles Lake Lane	Caldwell	OH	43724				
Michael Baker Corp	Gary Case	Airside Business Park, 100 Airside Dr	Moon Township	PA	15108	412-260-1280		rcase@mbackcorp.com	

Company Name	Contact	Street Address	City	State	Zip	Phone	Website	Email
Environmental Renovators	Nathan Martin	PO Box 940, 65 Crowning Rd	Hebron	OH	43025	(740) 485-0652		
Hayden Environmental Group, Inc		561 Congress Park Dr	Dayton	OH	45459	(937) 438-3010	www.heg.com	hayden@heg.com
Hina Environmental Solutions, LLC	Brian Hina	2824-B Fisher Rd	Columbus	OH	43204	(614) 272-8780	www.hinaenvironmental.com	bhina@hinaenvironmental.com
Lepi Enterprises, Inc		630 G W Morse	Zanesville	OH	43701	(800) 327-5374		
Air Experts, LLC		PO Box 160	Doylestown	OH	44230	(330) 658-2600		
H & H Environmental	Charles Hurt & Gary Rister	2699 East County Rd 50	Tiffin	OH	44883	(937) 539-0094		hnenvironmental@yahoo.com
North American Enviro Services		2848 Banwick Rd	Columbus	OH	43232	(614) 487-1109		jarettnaes@shcglobal.net
EnviroHab	Jay Scheltz	PO Box 27460	Columbus	OH	43227	(614) 257-9191	www.envirohab.com	contactenvirohab@gmail.com
DLZ		6121 Huntly Rd	Columbus	OH	43229	(800) 336-5352	www.dlz.com	
H2W Environmental Consultants, LLC	Craig Kowalski	1234 Weatherlane Lane	Akron	OH	44313	(330) 208-2717	www.hzweny.com	CKowalski@hzweny.com
Ohio Technical Services	Ken Maune	2079 Integrity Dr, North	Columbus	OH	43209	(614) 372-0829	www.ohiotechserv.com	
CTL Engineering	Kent Blazier	2860 Fisher Rd	Columbus	OH	43204	614-595-4081		ctl@ctlenr.com

E. Demolition Strategy

Properties will be identified for acquisition specifically for demolition prior to any action. The land Bank will evaluate the property for local, state and national historical register.

Once the property is acquired by the Land Bank, it will be scheduled for demolition. Upon inspection it will be determined if any actions are need to occur prior to demolition, such as emergency board up or secreting the property from unauthorized access. Determination as a methamphetamine lab site, box lab, chemical cache or dump site will require all debris be treated as friable and taken to an approved asbestos landfill. Otherwise, an asbestos survey will be completed by a licensed company. The Morrow County Development Office has managed the Community Housing and Improvement Program. Experience managing this program will allow staff to utilize our existing list of certified inspectors and contractors to adequately complete and asbestos survey.

A detailed report will be provided to the Land Bank from the asbestos company. If an asbestos materials are found, a licensed asbestos contractor will remove the material in accordance with all ODH, EPA and OSHA requirements. If any units build prior to 1978 are designated for demolition, a lead-based paint inspection will be completed on the unit. A detailed risk assessment prepared by the licensed lead specialist will be provided to the land Bank.

After hazardous material have been removed, the unit will be demolished. The demolition contractor will be responsible for proper notification to the EPA, local fire department, zoning inspector, and a demolition permit will be obtained from the appropriate jurisdiction. Contractors will be required to follow specific waste stream provision and provide documentation that appropriate measures were followed. Septic systems and wells will be abandoned in accordance with state and local regulations. Demolitions will include the removal of basements and all debris must be removed from the property. Accessory buildings will also be removed to assure a clear site for redevelopment. Contractors will be required to use silt fencing, when and where needed to minimize storm water run-off impact.

All contractors are required to provide evidence of proper insurance coverage, Workers Compensation coverage, license for the work to be performed and exclusion from the list of federally debarred contractors. With each bid, contractors are required to attest to compliance with Equal Employment Opportunity laws, non-collusion and provision of a drug-free workplace.

Asbestos contractors include: Hina Environmental Solutions, Enviro Tech, HEPA Environmental service, Inc., American abatement, North American environmental and Residential Asbestos Removal, Inc.

The estimated average demolition cost for a unit that has asbestos is \$18,000. The estimated average demolition cost for a unit not containing asbestos is \$11,000. Any

costs that exceed allowable costs will be covered by the Morrow County Land Reutilization Corporation. It is the Land Bank's goal to properly evaluate each property prior to acquisition to minimize any surprises and unplanned costs to demolition. If the forecasted costs to demo a property exceeds the NIP program, the Land Bank will consider walking away from the property.

The Morrow County Land Reutilization Corporation intends to apply for a line of credit from the Ohio Housing Finance Agency to sustain the corporation until sufficient revenue is in place to manage the acquisition and maintenance costs of acquiring properties. Possible revenue sources include selling of property and donations.

The Morrow County Development Department is currently donating staff hours to aid in the formation of the Land Bank.

F. Maintenance Strategy

The Morrow County Land Reutilization Corporation is dedicated to maintaining their properties in a clean and nuisance free condition. This not only protects the integrity of the neighborhood the property is located in but projects a positive image of the Land Bank. The goal of the Land Bank is to transfer these parcels to responsible, private ownership as expeditiously as possible, returning them to the tax roll and productive use. The goal is not to turn the properties into empty lots owned by the land bank but actively market and sell the properties to adjoining property owners or the public wishing to build a new home on the site. We understand there will be maintenance costs while the Land Bank owns the properties but our goal is to keep that cost to a minimum. The maintenance allowance included in the NIP program may be used but if the maintenance costs exceed those funds, the Land Bank will use its own funds to maintain the properties. Those activities will include mowing and monitoring.

Until the properties are sold, the Land Bank will maintain the sites through periodic mowing and monitoring. Property location and general characteristics of the sites will drive the frequency of the maintenance required. Vacant properties in the Land Bank will be generally mowed on a bi-monthly basis. These services are provided by private contractors and local jurisdictions and are paid on a per occurrence basis. Our goal is to seek out these services through contractors located in the respective community. We feel utilizing local contractors and partnering with local townships and villages increase the sense of ownership and community pride.

The Morrow County Land Reutilization Corporation would like to utilize this maintenance strategy with the Neighborhood Initiative Program. We envision working with each jurisdiction to help identify qualified landscape maintenance contractors in their community and develop specifications and a scope of work criteria for future properties that demolition occur.

As part of the NIP, the Land Bank will look to implement a side Lot program as part of its Policies & Procedures. This program will be available to any resident, business, neighbors, or other groups interested in caring for vacant Land Bank acquired properties. The Side Lot program will be offered at no cost.

Disposition Strategy

The Morrow County Land Reutilization Corporation will continue to own, green and maintain NIP demolition properties until such time a qualified end user can be identified. The Land Bank will pursue collaborative relationships with all community partners to seek out the highest and best uses for its subject properties. The post demolition uses will be dependent upon where the properties are located. Disposition will be based on a combination of factors related to the property's transferee, use, and expenditure of resources. The disposition of any given parcel will be based on collaborative assessments by staff of the land bank as to the most efficient and effective way to return the property into productive use. Returning properties to productive use shall remain the overarching goal of the Land Bank in all disposition decisions wherever possible.

The Land Bank has protocols in place for Vacant Parcel disposition as well as program where potential purchasers can use their own "sweat equity" to help facilitate a property transfer. All potential property end users must qualify for their respective programs.

All transferees must hold title to and personally occupy the contiguous property. The transferee must not own any real property (including both the contiguous lot and all other property within the county) that is subject to any un-remediated claim or violation of state and local code and ordinances. The transferee must not own any real property (including both the contiguous lot and all other property in the county) that is tax delinquent. The transferee must not have been the prior owner of any real property that was transferred to the Treasurer or to a local government as a result of tax foreclosure proceedings ten years prior to the disposition.

The Land Bank looks forward to being involved in a combination of community and economic development activities that will strengthen neighborhoods and bring much needed revenue to Morrow County.

RESOLUTION TO ADOPT, ESTABLISH AND AMEND PROPERTY DISPOSITION GUIDELINES.

WHEREAS, the Morrow County Land Reutilization Corporation (MCLRC) Board of Directors (BOARD) has determined the need to update its guidelines.

BE IT THEREFORE RESOLVED by the Morrow County Land Reutilization Corporation Board of Directors that the following guidelines will be used in the disposition of properties:

Section 1. PROPERTY SOLD "AS IS"

Purchaser will be given a full and complete opportunity to conduct its own investigation as to any matter, fact or issue that might influence Purchaser's decision to accept the Property from MCLRC. Accordingly, Purchaser shall accept the Property from MCLRC without any representations or warranties whatsoever regarding the Property and on an "as is, where is" and "with all faults" basis.

Section 2. MULTIPLE PARCEL GUIDELINE

Properties that have multiple adjacent parcels that were offered at Sheriff's Sale as one property shall be offered through MCLRC as one property. MCLRC will form a letter to the auditor requesting that all parcels be combined before being transferred to an End User.

Section 3. PARCEL SIZE GUIDELINE

Parcels that are less than 100 feet wide will be transferred with the following restrictions.

100' Minimum Frontage Policy

No parcel that is less than one hundred (100') feet in width may be re-conveyed or transferred by the grantee or his successor/assign unless combined with such abutting parcel(s) that together have a minimum frontage of one hundred (100') feet.

Deed Restriction

This parcel may not be re-conveyed or transferred unless combined with an abutting parcel(s) that have a combined minimum frontage of one hundred (100') feet.

Section 4. DISPOSITION GUIDELINE

Definition- Owner Occupant - Any prospective purchaser who owns the property he occupies as his primary residence for the main portion of each calendar year.

MCLRC will form a letter to the auditor requesting that all side lot parcels be combined with the End Users adjacent property parcel.

Unaccepted dedicated alley does not bar a parcel from qualifying as a side lot.

Residential Side Lot Program - Homeowners with vacant properties adjacent on either side of their owner-occupied homes will have the option to purchase a MCLRC property as per the current pricing guidelines.

Residential Rear Lot Program - Homeowners with vacant properties adjacent to the rear of their owner-occupied homes will have the option to purchase a MCLRC property as per the current pricing guidelines.

Non-Residential Side Lot Program - Property owners with vacant properties adjacent on either side or to the rear of their business or rental property will have the option to purchase a MCLRC property as per the current pricing guidelines.

Business or Residential Development - For business or residential development, MCLRC property can be purchased as per the current pricing guidelines. All properties must be developed in accordance with local zoning regulations. Plans and timelines must be approved by MCLRC. Development must be completed within one (1) year of property conveyance.

Residential Property w/ Structure(s) - For residential properties with existing unimproved structures that will not be demolished, MCLRC property can be purchased as per the current pricing guidelines. All properties must be re-developed in accordance with local zoning regulations. Plans and timelines must be approved by MCLRC. Property must be brought up to code and be reasonably energy efficient within one (1) year before property conveyance.

Business Property w/ Structure(s) - For commercial properties with existing unimproved structures that will not be demolished, MCLRC property can be purchased as per the current pricing guidelines. All properties must be re-developed in accordance with local zoning regulations. Plans and timelines must be approved by MCLRC. Property must be brought up to code and be reasonably energy efficient within one (1) year before property conveyance.

Non Profit Organizations - A transfer of property to nonprofit entities for the development of affordable housing, community gardens, or other uses will be established at a level between Property Cost and fair market value. To the extent that the consideration is less than the Property Cost, such amount shall be reflected by a combination of contractual obligations to develop, maintain, or preserve the property for specified purposes. Such amount may be secured by subordinate financing in which amortization of the obligation occurs by virtue of annual performance of required conditions. Approval by the Board will be required.

Definition - Non-Profit Organization- Means an organization formed, under Ohio Revised Code 1702 and registered with Ohio Secretary of State, not for monetary gain or profit and whose net earnings are not distributed to its members or officers or other private persons except for compensation reasonable for services rendered. Such organizations may be required to have (or in the process of filing for} IRS 501(c) tax status.

Public Use Program - To the extent that transfers of property to governmental entities are designed to be held by such governmental entities in perpetuity for governmental purposes, the aggregate consideration for the transfer shall be based upon deed restrictions upon the use of the property.

Government Entities - To the extent that transfers of property to governmental entities are designed to be held by such governmental entities in perpetuity for governmental purposes, the aggregate consideration for the transfer shall be based upon deed restrictions upon the use of the property. To the extent that transfers of property to governmental entities are anticipated as conduit transfers by such governmental entities to third parties, the consideration shall consist of not less than the Property Cost, to be paid in cash. The difference between the Property Cost and the fair market value may be included in consideration depending upon the relationship between the anticipated uses and the governing priorities of MCLRC.

Non-developmental use of Property - A transfer of property for non-developmental use will be charged the total Property Cost unless approved by the Board. Purchaser of property must pay the total Property Cost. Property Cost will be forgiven for Side Lot Program, Non-Profit Organizations, Public Use, Governmental Entities, and Business and Residential approved uses. "Property Cost" shall mean the aggregate costs and expenses of MCLRC attributable to the specific property in question, including cost of acquisition, maintenance, repair, demolition, marketing of the property and indirect costs of the operations of MCLRC allocable to the property.

Multiple Applications for same parcel-

If two or more applicants are interested in a property, the Rehab / Special Consideration Committee

{RSC Committee) will review all applications considering all information including but not limited to the following:

Is the application consistent with the stated purposes of the MCLRC by;

- a) Facilitating the reclamation, rehabilitation and reutilization of vacant, abandoned, tax-foreclosed or other real property that will be so benefited by transfer to the applicant;
- b) Is the immediate transfer of the property more efficient than being held and managed by the MCLRC;
- c) Is there a benefit to coordinate the transfer of the property to assist a governmental entity or other non-profit organization;

- d) Does the transfer promote economic and housing development in the neighborhood and community?
- e) In keeping with the above, other factors that may be considered are, but not limited to:
- f) Will the transfer reasonably avoid future tax forfeiture sales;
- g) Can the applicant provide a reasonable comprehensive plan for the long-term use of the property;
- h) Will the transfer comply with local ordinances and building codes?

Upon review, if the RSC Committee determines that one applicant's plan fits better within the above mentioned guidelines, then the RSC Committee may recommend to the Board of Directors to sell to property to said applicant and reject other applications.

If the RSC Committee concludes that applicants qualify equally, then the Committee may recommend either:

1. Applicants will be notified by mail and asked to submit their "Best and Highest" bid by a submission date stated in notice.
 - a. All bids delivered to the office must be submitted to either the Treasurer's Office or the Land Bank office on or before 4:00 p.m. on the submission deadline date.
 - b. All bids that are mailed regular US postal service must be posted marked on or before submission date and received no later than 7 days after mailing. Any bid received more than 7 days after mailing will be rejected.
 - c. MCLRC reserves the right to reject any and all bids.

Or

- (2) The property be advertised and sold at public auction.

MCLRC reserves the right to reject any bid not received within specified deadlines.

Special Exceptions

The Board recognizes that from time to time there may be special or extraordinary circumstances where the highest and best bid and/ or offer may not be consistent with the Board's purposes. In such situations, the Board may recognize a moral obligation exists as defined in *M CI Telecomm v. Franklin County Commissioners* {1998}, 127 Ohio App.3d 127 {140}.

MCLRC reserves the right to modify or reject any proposal.

Residential Land Transfer Policies

1. Transferee must not own any property that has any un-remediated citation of violation of local codes and ordinances. If code or ordinance violations exist at the time of the transfer, the transfer agreements shall specify a maximum period of time for elimination or correction of such violations.
2. The transferee must not own any real property that is tax delinquent in Morrow County.
3. Property must not have been used by the transferee or a family member of the transferee as his or her personal residence at any time during the twelve (12) months preceding the submission of application (except in rental cases or tax foreclosure cases that have been granted an exception by the Board).
4. Transferee must not have been the prior owner of any property that was transferred to MCLRC as a result of tax foreclosure proceedings unless MCLRC approves the anticipated disposition prior to the effective date of completion of such proceedings. An exception may be granted by the Board.
5. A precise narrative description of future use of the property is required.
6. Transactions structured in a manner that permits RCLCR to enforce recorded covenants or conditions upon title pertaining to development and use of the property for a specified period of time. Such restrictions may be enforced through reliance on subordinate financing held by the MCLRC.
7. The transferee must agree to pay future property taxes from time of transfer.
8. The proposed use must be consistent with current zoning requirements

Section 5.

This resolution shall take effect and be in force immediately upon its adoption.

Section 6.

This Board finds and determines that all formal actions of this Board concerning and relating to the adoption of this resolution were taken in an open meeting of this Board and that all deliberations of this Board and of any committees that resulted in those formal actions were in meetings open to the public in full compliance with the law.

Morrow County Land Reutilization Corporation Property Acquisition Guidelines.

As part of its primary mission, the Morrow County Land Reutilization Corporation (“Land Bank”) will acquire properties in order to improve the quality of neighborhoods, increase land values, create diverse housing opportunities and return properties to the tax rolls.

Section 1. Basic Considerations

A. All properties acquired must have a maintenance plan and funding in place. Initial priority will be given to properties with a designated end-user.

B. Properties may be acquired when one or more of the following apply:

1. Eligible for tax foreclosure.
2. Requested by a qualified end-user or other entity for ultimate acquisition and redevelopment of the property
 - a. Acts as a catalyst for further development,
 - b. Is part of a comprehensive development plan,
 - c. Supports infrastructure, public and green space development, or
 - d. Reduces blight in the community.

In particular, acquisition will be prioritized where the Land Bank participation is necessary to complete the redevelopment.

3. Located in reinvestment areas that would support strategic neighborhood stabilization and revitalization plans.
4. Demolition will support blight elimination and neighborhood revitalization plans (contingent on Land Bank funding).
5. Eligible to be transferred under a disposition program approved by the Land Bank Board.
6. Mortgaged-foreclosed or in receivership and located in a neighborhood that is an area of focus, or with the purpose of preventing the further decline of a neighborhood.
7. Available for immediate occupancy without need for substantial rehabilitation.
8. Part of a land assemblage development plan by either the Land Bank or partnering entities.
9. May generate operating support for the functions of the Land Bank.

C. The Land Bank must be aware of any environmental conditions for Brownfield properties.

If any adverse conditions are determined, a remediation plan must be in place before acquisition.

D. Any exception to the policies governing acquisition shall be taken to the RCLRC Board for final approval.

Section 2. Acquisition through Tax Foreclosure

The Land Bank will acquire a large majority of its properties after a tax foreclosure judgment, conveying a free and clear title to the property.

When eligible, an expedited tax foreclosure proceeding may be initiated for any property that is certified tax delinquent where:

- The land has no structures and is non-productive (i.e. vacant), OR

- The land includes unoccupied structures (i.e. abandoned) and acquisition will assist in returning this property to productive use.

Post-judgment, the Land Bank will obtain title to these properties and outstanding delinquent property taxes will be removed by the County Auditor. No further tax liability will accrue to the property for the duration of the Land Bank's ownership.

Steps toward Acquisition

A. Identify Eligible Property

1. The Land Bank will partner with the County Treasurer's office to strategically coordinate tax foreclosures, whenever possible.
2. The Land Bank will specifically request tax foreclosure on all properties that meet its acquisition priorities, especially where an end-user has been qualified through the Land Bank's application process with a plan to return the land to productive use, eliminate blight, or both.
3. The Land Bank shall not acquire non-residential tax foreclosed properties post judgment without a qualified end-user. Any exception to this policy must be approved by the Land Bank Board prior to acquisition of the property.

B. Inspect Property

1. The Land Bank will inspect each property that it expects to receive through tax foreclosure.
 - a. Relevant public records will be collected regarding the structure, ownership, existing liens, public nuisance citations and any other relevant information.
 - b. An on-site inspection of the property's exterior conditions will be made. An interior inspection will also be undertaken whenever possible. The inspection will include a determination of vacancy or abandonment, current photographs and a disposition recommendation.
2. When a qualified end-user and the Land Bank are working together to acquire a property through tax foreclosure, an on-site inspection will occur as necessary.

C. Notification of Land Bank Interest to Prosecutor

1. Upon final inspection, the Land Bank will provide notice to the County Treasurer regarding the Land Bank's interest in acquiring it.
2. Should the Land Bank later elect not to acquire the property, the tax foreclosure proceedings may continue and the property may ultimately be auctioned at the Sheriff's sale.

D. Tax Foreclosure Proceedings

1. Upon judgment of foreclosure, the Sheriff will be ordered by the Court to prepare a deed transferring the property to the Land Bank.
 - a. When taxes exceed the fair market value of the property, the previous owner's redemption period ends upon the order to the Sheriff and the Land Bank will acquire title immediately.
 - b. When the taxes are less than the fair market value of the property, the previous owner's redemption rights will terminate 45 days after the foreclosure judgment and the Land Bank will then acquire title.

E. Land Bank Acquires Title

1. The Sheriff will convey a Sheriff's deed to the Land Bank for the property.
2. The Auditor will remove the existing delinquent taxes on the property upon deed transfer and all future taxes while in the Land Bank's ownership.

Section 3. Acquisition through Forfeited Lands List

Properties that go through two Sheriff's sales without a minimum bidder forfeit to the State of Ohio and become the responsibility of the local County Auditor.

The Land Bank can acquire properties on the forfeited lands list with simple notice to the County Auditor. An Auditor's deed is generated and recorded, extinguishing any subordinate liens, and transferring free and clear title to the Land Bank. The Land Bank incurs a charge of \$45.00 per parcel acquired through the forfeited lands list.

As a general matter, the Land Bank will not acquire a property on the forfeited lands list without a qualified end-user. An end-user may notify the Land Bank at any time regarding their interest in a property on the forfeited lands list. Once an end-user is qualified through the Land Bank's application process, and consistent with the Land Bank's acquisition considerations, the Land Bank may acquire the property for final disposition to that end-user.

Section 4. Acquisition through Deed in Lieu of Foreclosure

The Land Bank may accept title to a delinquent property in lieu of the County Treasurer pursuing a tax foreclosure. The Land Bank may acquire properties through this process when it will be more efficient than the tax foreclosure and the property is not otherwise encumbered by subordinate liens, because this process does not provide the same free and clear title outcome as a foreclosure judgment.

A. Notice of Deed in Lieu Request

1. A delinquent owner or the Land Bank may request a deed in lieu of foreclosure transfer when eligible.
2. Upon notification, the Land Bank will document the request and may inspect the property in the same manner as if the property were being tax foreclosed upon.

B. Acquisition

1. The Land Bank will acquire a property through deed in lieu of foreclosure when a qualified end-user has requested the property or it otherwise fits within the Land Bank's acquisition priorities. An acquisition under this procedure for any other purpose must first be approved by the Land Bank Board.
2. When acquiring, the Land Bank will require the current owner to deliver a free and clear title to the property.
3. The Land Bank will require the current owner or a qualified end-user to pay all acquisition costs, including but not limited to the costs of title work and inspection.

Section 5. Acquiring through Donation

The Land Bank may acquire properties from governmental entities like Fannie Mae and HUD, banks and financial institutions, and from donations by private parties. Such properties will be considered for

acquisition when requested by a qualified end-user or when the property will be transferred with resources to facilitate blight elimination.

A. General Considerations

1. All donated properties must be approved by the Land Bank Board prior to acquisition.
2. Properties with immediate maintenance requirements will not be accepted without a funding source secured for such maintenance,
3. The Land Bank will not accept donated properties with a balance due to Morrow County for outstanding property taxes, unless approved by the Land Bank Board.
4. Brownfield properties with adverse environmental conditions will not be accepted without a funded plan for remediation deemed satisfactory by the Land Bank Board.
5. The Land Bank will not determine the value of the donated property for federal income tax purposes, but will provide a letter describing the property donated and the federal tax status of the Land Bank. The Land Bank will also provide appropriate federal tax acknowledgement of the donated property where necessary.

B. Notice of private transfer request

1. A private owner may notify the Land Bank of that person's interest in donating property through the Land Bank's donation application
2. Upon notification, the Land Bank will document the request and may inspect the property in the same manner as if the property were being tax foreclosed upon.

C. Acquisition Priorities

1. The Land Bank will acquire a property through donation when a qualified end-user has requested the property or when funding will be provided by the current owner to eliminate blight.
2. When acquiring, the Land Bank will require the current owner to deliver a free and clear title to the property.
3. The Land Bank will require the current owner or a qualified end-user to pay all acquisition costs, including but not limited to the costs of title work and inspection.

Greening Strategy

The Morrow County Land Reutilization Corporation is dedicated to maintaining their properties in a clean and nuisance free condition. This not only protects the integrity of the neighborhood the property is located in but projects a positive image of the Land Bank. The goal of the Land Bank is to transfer these parcels to responsible, private ownership as expeditiously as possible, returning them to the Tax Roll and productive use.

Monthly mowing of properties will occur. Working with local officials and neighboring property owners to ensure no unauthorized construction occurs on the property will also take place. The Land Bank will utilize NIP approved funds for mowing as well as seek a line of credit from OHFA.

Property location and general characteristic of the sites not only drive the level of maintenance required, but will also factor into the Greening Strategies. In many of the County's older communities, the lot widths that were buildable fifty years ago no longer meet current building regulations. If these smaller lots become available through demolition, we will look to seek community input living in the specific area where the parcels are located. We envision amenities ranging from small trees, ornamental perennial shrubs, gardens and benches. We feel that working with the residents will increase the sense of ownership and community pride.

If the Land Bank is fortunate enough to bundle contagious parcels together as the result of these demolitions, it will make them more attractive to future development. Again, citizen input will be gathered as to what best fits in their neighborhood. Spaces could be as simple as open greenspace, community gardens, benches or decorative fencing. These areas could become neighborhood gather spaces and point of pride to create unique characteristics of the neighborhood.